



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.org

File #: 2023-1535

Agenda Item #: b.

ZON23-45222 / RM Maricamp, LLC

Petitioner: RM Maricamp, LLC

Agent: W. James Gooding III, Gooding & Batsel, PLLC

Planner: Breah Miller 352-629-8341

bmiller@ocalafl.org

A request to rezone from OP, Office Park, and O-1, Office, to OP, Office Park, for property located approximately 520-feet southeast of the intersection of SE Maricamp Rd and SE 25th Ave (Parcel 29509-000-27), approximately 5.14 acres.

Recommended Action: Approval

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council for introduction at the **Tuesday, September 5, 2023**, City Council meeting and second and final hearing at the **Tuesday, September 19, 2023** City Council meeting.

CITY OF OCALA**Meeting Date: August 14, 2023****PLANNING AND ZONING COMMISSION MEMO**

Subject: Zoning Change**Submitted by:** Breah Miller, Planner II**City Council Date:** September 5, 2023 (1st reading)September 19, 2023 (2nd & final reading/public hearing)

STAFF RECOMMENDATION (Motion Ready): Recommend approval of a rezone from OP, Office Park, and O-1, Office, to OP, Office Park, for property located approximately 520-feet southeast of the intersection of SE Maricamp Rd and SE 25th Ave (Parcel 29509-000-27), approximately 5.14 acres.

OCALA'S RELEVANT STRATEGIC GOALS: Economic Hub

BACKGROUND:

- Applicant: RM Maricamp, LLC
- Property Owner: RM Maricamp, LLC
- Agent: W. James Gooding III, Gooding & Batsel, PLLC.
- The subject property is part of the Maricamp & 25th Subdivision which is currently under review for final plat.
- The property currently has a split zone of OP, Office Park, and O-1, Office District.
- The approval of this zoning change can lead to the property being subject to revising the Traffic Impact Analysis so that the study may reflect the change in use.
- The improvements to SE 25th Avenue are required prior to development.
- Just south of the subject property is the future location for a recently approved Planned Development, Haselden.
- The future land use classification on this property is Low Intensity.

FINDINGS AND CONCLUSIONS: The OP, Office Park zoning district is consistent with the Low Intensity future land use classification and with the surrounding area. Staff recommend approval of the requested zoning designation.

FISCAL IMPACT: N/A

ALTERNATIVES:

- Approve with changes
- Deny
- Table

SUPPORT MATERIALS:

- Planning Comments
- Case Map
- Case Aerial



Planning & Zoning Commission

August 14, 2023

Case No. ZON23-45222

Staff Report

Petitioner: R.M. Maricamp, LLC
Property Owner: R.M. Maricamp, LLC
Project Planner: Breah Miller, Planner II
Rezoning Request: From: O-1, Office District & OP, Office Park District
To: OP, Office Park District

Site's Present Future Land Use: Low Intensity

Parcel Information

Acres: ±5.14 acres
Parcel(s)#: Parcel # 29509-000-27
Location: approximately 520-feet southeast of the intersection of SE Maricamp Rd and SE 25th Ave (Parcel 29509-000-27), approximately 5.14 acres.
Existing use: Vacant

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Low Intensity	B-2, Community Business	Gas Station / Convenient store Undeveloped
East	Low Intensity	O-1, Office District	Medical Office
West	Neighborhood	PUD, Planned Development	Single- Family Multi- Family
South	Low Intensity	PD, Planned Development	Undeveloped

Background

The subject property is part of the Maricamp & 25th Subdivision which made application for a conceptual plan in June of 2021. The conceptual plan has since been approved and the final plat for the subdivision is currently under review. The proposed improvements include an easement that creates interconnection between the future extension of SE 25th Avenue and development fronting Maricamp. This ingress and egress easement lies north of the subject property and has been recorded under O.R. Book 7889, Page 1471-1491. The subdivision will create two commercial lots with one lot fronting Maricamp being developed as a gas station/convenience store. The second lot lies to the south and is the subject of this rezoning request. The improvements to SE 25th Avenue are required prior to development of the subject property.

The subject property is zoned OP, Office Park, and O-1, Office District. R.M. Maricamp is requesting to rezone the O-1, Office District, portion to OP, Office Park, for consistent zoning throughout the parcel to allow the development of a daycare facility. The applicant received approval for a Traffic Impact Analysis for the property under the uses of gas station/ convenience store & general office. Development review of a daycare facility will be subject to revising the Traffic Impact Analysis to reflect the change in use. There is a .06% difference in the a.m. peak hour trips and .08% difference in the p.m. peak hour trips when comparing a proposed daycare use to the approved general office use.

North of the subject property there is B-2, Community Business District, which is currently being

developed as a 7-11 gas station/convenience store. Woodland Village is a mixed use planned unit development which is located west of the subject property and proposed extension of SE 25th Avenue. Just south of the subject property is a recently approved Planned Development for multifamily residential. The proposed zoning change is compatible with the surrounding area and existing underlying land use, Low Intensity.

Permitted Use Table:

	O-1, Office District	Both Districts	OP, Office Park District
<i>Residential Operation</i>	•	<ul style="list-style-type: none"> • Residence Gallery • Residential- office 	•
<i>Residential Type</i>	•	<ul style="list-style-type: none"> • Single- Family dwelling 	• Multi- Family dwelling
<i>General Retail</i>	•	<ul style="list-style-type: none"> • Pharmacy • Specialty retail stores • 	•
<i>Business Services</i>	•	<ul style="list-style-type: none"> • Parking garage (Special Exception in O-1) • Parking Lot (Special Exception in O-1) 	<ul style="list-style-type: none"> • Maintenance and cleaning service • Radio/ TV broadcasting facility
<i>Eating or Drinking Establishment</i>	•	<ul style="list-style-type: none"> • Alcoholic beverage establishment (on-premises consumption) • Restaurant (enclosed) 	•
<i>Hospitality and Tourism</i>	•	<ul style="list-style-type: none"> • Antique gallery/ art gallery/ museum 	• Hotel/ convention center
<i>Office Use</i>	•	<ul style="list-style-type: none"> • Financial Institution • Photocopying and duplicating services • Professional and business office 	<ul style="list-style-type: none"> • Commercial photography • Photofinishing laboratory • Prepackaged software services
<i>Personal Services</i>	<ul style="list-style-type: none"> • Funeral home and/ or crematory (Special Exception) 	<ul style="list-style-type: none"> • Hairstyling shop 	•
<i>Vehicular Service</i>	•	<ul style="list-style-type: none"> • Drive- through facility (non- restaurant) (Special Exception in O-1) 	•
<i>Community Service</i>	<ul style="list-style-type: none"> • Private Club (Special Exception) 	<ul style="list-style-type: none"> • Daycare (Special Exception in O-1) 	•
<i>Educational Use</i>	•	<ul style="list-style-type: none"> • Speech and language center/ school 	•
<i>Recreational Use</i>	•	<ul style="list-style-type: none"> • Physical fitness center 	•
<i>Public Use</i>	•	<ul style="list-style-type: none"> • Park/ open space area (Special Exception in both) • Post Office (Federal) 	•
<i>Health Care Use</i>	•	<ul style="list-style-type: none"> • Assistant living facility • Medical and dental lab • Medical and dental office • Veterinarian office 	<ul style="list-style-type: none"> • Hospital (Special Exception)

(Special Exception in OP)

An approval of this rezoning request will create a consistent zoning on the property. This will eliminate the need for a special exception for the back portion only and the development complications created by the split zoning.

Staff Recommendation:**Approve ZON23-45222****Basis for Approval****Factual Support:**

The proposed OP, Office Park zoning district is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:

Policy 6.3: Low Intensity

The intent of the Low Intensity land use classification is to identify areas that are generally oriented towards the automobile as the primary mode of transportation, with pedestrian circulation and activity being generally less than High Intensity/Central Core and Medium Intensity/Special District districts. Low Intensity may contain a single use. Mixed use development is encouraged. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of the Low Intensity category, including form and design guidelines as applicable. It is also the intent of this category to promote a walkable suburban form.

2. Approval of this request will not adversely affect the health, safety, convenience, prosperity, or general welfare of the community

Service Analysis:

Transportation: The subject property has no frontage. The Haselden development is required to extend SE 25th Avenue before developing. Developments that create 100 or more new peak hour trips will trigger the requirement that a traffic study be conducted.

Table 1: Traffic Circulation

Road/Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2021 AADT	Existing LOS
SR 464	4	MPH	Arterial	D	39,800	37,900	C
SE 25 th Ave	2		Collector	E	33.800	30,420	E

Electric: The property is in the Ocala Electric service territory.

Internet: Fiber Network is not available for this area.

Potable Water: The property is in the City of Ocala service area. Services will pull from Water Treatment Plant #1.

Sanitary Sewer: The property is in the City of Ocala service area. Services will be provided from Water Reclamation Facility #2.

From Jun 2022 through May 2023	WTP #1	Total Maximum Daily Flow at Plant as recorded on MOR during last 12 month period, MGD and which month
PWS ID:	3420922	16.077 MGD on April 5, 2023
Permitted Capacity (MGD):	24.42	
From Jun 2022 through May 2023	WRF #2	Maximum monthly average daily flow over the last 12 month period
Facility ID:	FLA010680	4.941 MGD in September 2022
Permitted Capacity (MGD):	6.5	Maximum 3-month average daily flow over the last 12 month period
		4.891 MGD in Sep, Oct and Nov of 2022

Stormwater: This property is not located within a flood zone. Facilities must be designed to provide flood protection for a 100 year 24-hour storm event. For any future development, runoff must be retained on-site to match pre-development conditions.

Solid Waste: Services are available.

Fire Service: City Fire Station #2 is located within a 1-mile radius.

Zoning

Existing

O-1, Office District: The intent of the office (O-1) district is to provide an area adjacent to arterial and major collector streets for the development of office uses and limited business services. This district is intended to be separate from the more intensive commercial and industrial areas, as well as ensure adequate design in order to maintain the character of the surrounding areas. Compatible commercial uses shall be permitted as accessory uses, but limited to a total of ten percent of the square footage of a permitted office building.

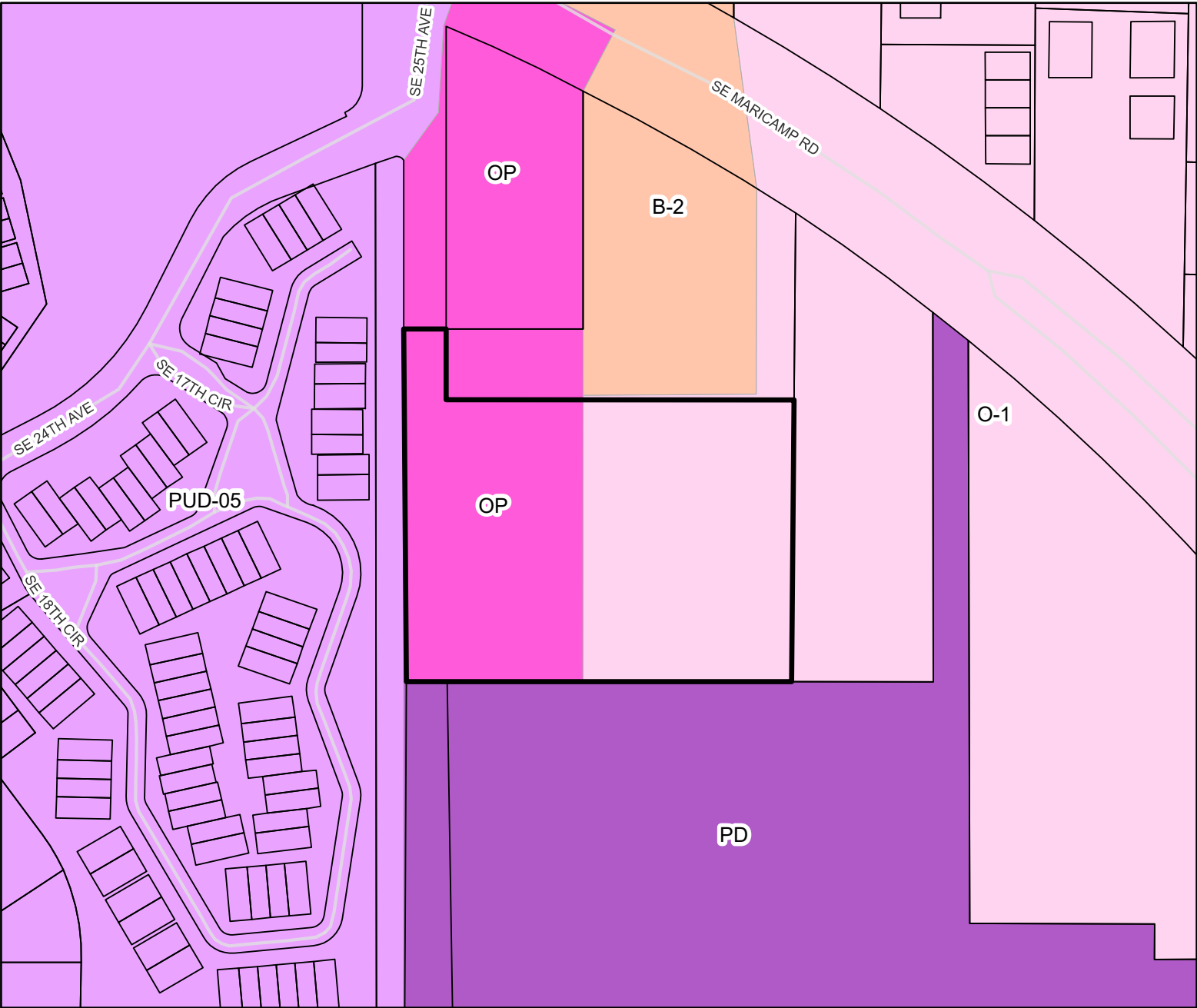
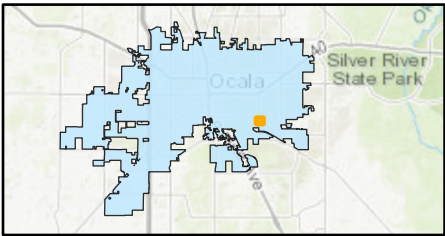
OP, Office Park District: The intent of the office park (OP) district is to promote the consolidation of land that is five acres or more for the development of offices and business services. Compatible commercial and residential uses that are secondary to the principal uses shall be permitted as accessory uses, but limited to 20 percent of the total square footage of the principal use or of the site.

Requested

OP, Office Park District: The intent of the office park (OP) district is to promote the consolidation of land that is five acres or more for the development of offices and business services. Compatible commercial and residential uses that are secondary to the principal uses shall be permitted as accessory uses, but limited to 20 percent of the total square footage of the principal use or of the site.

CASE MAP

Case Number: ZON23-45222
Parcel Number: 29509-000-27
Property Size: Approximately 5.14 acres
Land Use Designation: Low Intensity
Zoning: OP, Office Park and O-1, Office District
Proposal: A request to rezone from OP, Office Park, and O-1, Office, to OP, Office Park

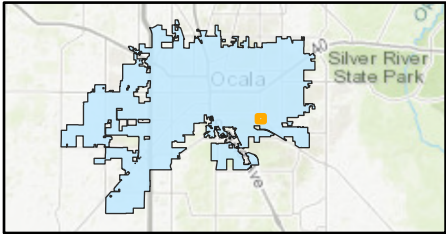


- Property
- Parcels
- B-2:Community Business
- O-1:Office
- OP:Office Park
- PUD-05:Planned Unit Development-5 Units
- Planned Development



AERIAL MAP

Case Number: ZON23-45222
Parcel Number: 29509-000-27
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Land Use Designation: Low Intensity
Zoning: OP, Office Park and O-1, Office District
Proposal: A request to rezone from OP, Office Park, and O-1, Office, to OP, Office Park



 Property
 Parcels

